



# EXETER LIVESTOCK CENTRE

# MARKET REPORT DECEMBER 2025

Monday 15<sup>th</sup> December – Prime Stock Market



Monday 15<sup>th</sup> December

41 PRIME CATTLE & CULL COWS – 10:45 AM

Auctioneer: Simon Alford – 07789 980203

Prime Cattle to 357ppk and £2481

Cull Cows to 300ppk and £2175

A good pre-Christmas entry of prime and cull cattle saw finished steers rise to £2481 (760kg x 327ppk) for a shapely heavyweight British Blue steer from Keith and Hilary Harvey of Bovey Tracey who followed that up with an Aberdeen Angus bullock at £2254 (676kg x 334ppk). Several mediumweight steers about on Monday too with the best of them reaching £1969 (554kg x 356ppk) for a neat Devon cross Highland from Adrian Pike of Nymet Rowland who also parted with a stout over thirty month Devon bullock for £2369 (678kg x 350ppk). Over thirty month prime heifers ran to £2029 (574kg x 354ppk) for Nick Parkinson down from Burrington with an Aberdeen Angus. Plenty of strength in the cull cow section this week with South Devon barreners heading that section, firstly with a grand sort from Gareth Janes of Kingsbridge making £2175 (916kg x 238ppk) followed by another big South Devon from David Booty of Poundsgate at £2130 (886kg x 241ppk) and one off Chagford from Chris Lentern which eased to £1797 (732kg x 246ppk). A deep bodied Aberdeen Angus cow from MS & JS Southwood of Black Dog drew a decent enough £1865 (760kg x 246ppk) followed by super Charolais and Limousin cows from Nat Clifford in from Doccombe which came back at £1779 (746kg x 239ppk) and £1605 (536kg x 300ppk) respectively. Also, well kept Belted Galloway cows from John Hodge of Okehampton sold to £847 (552kg x 154ppk) whilst the better of the cull bulls came from Frank Davies of Crediton with a Hereford and topped out at £2239 (880kg x 255ppk)



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**Prime Lambs to £199 & 351ppk**

**Cull Ewes to £284 & Rams to £258**

**1110 PRIME LAMBS**

Fewer sheep here this morning after last week's Christmas primestock show and it seems the tightening of numbers has helped improve the trade. Overweights nearly a tenner dearer to average £171 or 297ppk with 13 pens and 74 head trading at or over £180 to a top of £199 for a trio of smart 61kg Beltex show lambs from Jonathan Bell of Diptford as the Backway family of Wadebridge sold a single 58kg lamb as well as pen of seven 60kg lambs at £190, Tom Backway himself sold a pair of 60kg lambs at £185 and £185 & £182 for 65 & 68kg sorts from Mark Harvey of Slapton. Denis Jones and family of Heasley Mill had their usual great run of 127 lambs that weighed between 53 and 66kgs and sold to £181 twice and averaged £178 and 299ppk. Some smart 52kg lambs peaked at £180 (346ppk) for Rich Berry of Kenn, £177 for the Chave family of Butterleigh and £170 for David & Wendy Holland of Winkleigh as 51's reached £173 twice again for the Backway family. 49kgs sold to £165.50 for Robert Chanin of Thorverton, £164 again for the Chave family whilst the best of the 47's reached £165 and a sale topping 351ppk for Rich Berry and £163 for Robin Irwin of Kings Nympton. 45's reached £150 for both Hannah Reddaway of Totnes and the Strong family of Crockernwell as Tim Whitley of Widecombe reached £149.50 and Ben Lloyd of Crewkerne claimed £148.50.

44's to £146 for both Des Gillbard and family of Cruwys Morchard and John & Jill Redman of Chagford with Martin and Sarah Littlejohn of Okehampton selling smart 43's also at £146 with more of this weight at £145.50 again for Hannah Reddaway. Best of the 41's to £140 (341ppk) for the Strong family who also sold 40kg lambs at £134 and 38kg lambs at £129.50 also 341ppk. In general a lot of good meat handyweight lambs trading 320-340ppk with leaner and overthick sorts usually still upwards of £3 to give an SQQ that was 10p better at 327ppk, less at 317ppk with an overall average of 304ppk and £145.46 per head is back another £5 on the week.

SPRING LAMBS					
Weight	No.	Top £'s	Top ppk	Av £'s	Av ppk
25-31	16	96.00 (-36.00)	331 (-82)	96.00 (-27.33)	329 (-60)
32-39	66	129.50 (-21.50)	341 (-64)	115.97 (-1.93)	315 (~)
40-45	342	150.00 (-110.0)	341 (-293)	140.39 (+3.14)	329 (+11)
46-52	374	180.00 (-18.00)	351 (-62)	154.91 (+6.92)	319 (+14)
52+	312	199.00 (+5.00)	332 (-34)	171.27 (+9.78)	297 (+13)
		<b>Top</b>		<b>Average</b>	
<b>EWES</b>	517	£284 (-24)		£134.45 (+1.80)	
<b>RAMS</b>	17	£258 (+38)		£130.35 (-0.89)	

**\*\* VAN or Farm Assurance NOW A MUST FOR ALL SPRING LAMB PRODUCERS please with all major firms requiring one or the other. Without it you are severely disadvantaged!\*\***

## 517 CULL EWES & 17 RAMS

Just over 500 cull sheep were a similarly strong trade for the ewes on offer with medium to heavy lean meated ewes being the order of the day and overfat ewes slightly discounted but pleasing averages of £134.45 for the ewes and £130 for the rams was achieved. Graham Riddaway of Iddesleigh topped the sale with a smart Texel at £284 as well as two scanned empty pure Suffolk ewes at £262, David Harris of Stoke Fleming sold a single Texel ewe at £280, the Hutchings family of Bradninch sold a pair of Beltex at £244 and Mark Harvey of Slapton sold a pen of five cont x ewes at £211. Paul Bowden with a Texel type ewe at £208 as the Backway family of Wadebridge had Texel x Suffolk ewes at £195 and lots of other crossbred ewes trading from £170 to £189. Mules to £155 for Brian Cawsey of Torrington with the general run from £130 to £145 and plainer sorts £100 to £125. BW Hearn of Wincanton sold Easycare ewes to £146 & £130, not too many hill ewes forward although Chris & Katy Steer of Modbury sold Scotch to £102 on the end of the sale. Tups still strong with the Hutchings family reaching £258 with a Texel, Gary & Helen Woodman of Chawleigh sold CharTex at £246 and £196 and Toby Ford of Southcott, Okehampton sold a pair of lean Cheviot's well at £140.



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## FORTHCOMING SALES

**MONDAY 15<sup>TH</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**TUESDAY 16<sup>TH</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
*Carol Service – All welcome*

**FRIDAY 19<sup>TH</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
*Weekly Store Stock Market*

**MONDAY 22<sup>ND</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market to include Christmas Sale of Dressed Poultry (1000 + lots)*

**FRIDAY 26<sup>TH</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
**NO MARKET – BOXING DAY**

**MONDAY 29<sup>TH</sup> DECEMBER – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**FRIDAY 2<sup>ND</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**  
*Weekly Store Market to include January Sale of In Lamb Ewes plus Fortnightly Pigs*

**MONDAY 5<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**FRIDAY 9<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**  
*Weekly Store Market to include Sale of Dairy Cattle*

**MONDAY 12<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**FRIDAY 16<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**  
*Weekly Store Market to include Monthly Catalogued Sale of Beef Breeding Stock plus Fortnightly Pig Sale.*

**MONDAY 19<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**FRIDAY 23<sup>RD</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**  
*Weekly Store Market to include Sale of Dairy Cattle plus Show & Sale of Suckled Calves*

**MONDAY 26<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**  
*Weekly Prime Stock Market*

**TUESDAY 27<sup>TH</sup> JANUARY – EXETER LIVESTOCK CENTRE**  
*Monthly Sale of TB Restricted (Orange Market) Cattle*

**FRIDAY 30<sup>TH</sup> JANUARY 2026 – EXETER LIVESTOCK CENTRE**  
*Weekly Store Market to include Monthly Sale of Organic Cattle & Sheep plus Fortnightly Pig Sale*

# Farms | Land | Smallholdings

## Thinking of selling?

Kivells are at the heart of the farming community throughout the westcountry and beyond and have been selling farms, land and smallholdings since 1885.



### Our tailor made service includes;

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With 140 years of industry experience, we pride ourselves in providing friendly and professional advice on all aspects of selling your farm, land or smallholding.

## Great Huish Farm Tedburn St. Mary Exeter

- Grade II Listed detached four bedroom house with three reception rooms
- Two further cottages providing income generation or multi-generation living
- Ring Fenced Farm
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- Easy access to the A30 & M5
- In all about 8.92 acres of agricultural land with further land available by separate negotiation.
- EPC: C

**Guide Price: £1,395,000**

Exeter Farms & Land Department  
[exeter@kivells.com](mailto:exeter@kivells.com) | 01392 252262



# Farms For Sale

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[www.kivells.com](http://www.kivells.com)

## West Burrow Farm Bratton Clovelly, Okehampton

A quietly set rural small holding offering huge potential.

- Grade II\* Listed thatched farmhouse in need of modernisation.
- 3 beds, 2 receptions.
- Two adjoining traditional barns.
- Land and woodland
- EPC: Exempt as a listed property

**Guide Price: £695,000**

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# Farms For Sale

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## Landabethick Farm Blisland, Bodmin

Available as a whole or in 3 lots

- Five/six bedroom (one en suite) detached house, three reception rooms and conservatory
- Splendid private location
- Located on the fringe of the wide expanses of Bodmin Moor, close to the sought-after moorland village of Blisland
- Barns ripe for conversion
- Access to the Camel Trail for walking and cycling only 0.5 miles distant
- In all 76.97 acres of agricultural land and ancient woodland
- EPC: D

**Lot 1:** House, Buildings and 26.27 Acres - £1,250,000

**Lot 2:** Higher Coldrinnick Woods (22.28 Acres) - £150,000

**Lot 3:** Land at Landabethick (28.42 Acres) - £200,000 **SALE AGREED**

**As a Whole:** £1,600,000

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[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543



# Farms For Sale

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## Fern Hill Farm Mount, Bodmin

- Farm with significant development potential
- Range of agricultural and equestrian buildings
- 60.29 acres of land including productive pasture
- Two bedroom lodge
- Planning for farm dwelling and residential caravan
- Located in a super rural location with far reaching valley views
- Freehold with vacant possession upon completion

**Guide Price: £1,000,000**

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# Development Site For Sale

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## Development Site at Lower Newton Farm Zeal Monachorum, CREDITON, Devon

- Valuable residential development opportunity
- Range of agricultural buildings with planning permission for demolition and creation of three new build, detached four and three bedroom dwellings
- Potential under extension of Permitted Development Rights for retention and conversion of the existing buildings (Clarkson's Law – Maximum 10 dwellings), subject to planning
- Additional land available

**Guide Price: £450,000**

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[simon.alford@kivells.com](mailto:simon.alford@kivells.com) | 01392 252262



Aerial view looking north west

# Land For Sale

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## Solar Park & Land at Gammaton Bideford

- Two solar parks with RPI linked, long-term leases
- Substantial income
- Excellent road frontage with good internal access via a well established track network
- 21.55 acres of quality pastureland in addition to the solar
- In all about 109.9 acres combining solar and pastureland

**Guide Price: £1,950,000**

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[ben.hancock@kivells.com](mailto:ben.hancock@kivells.com) | 07760 887581



# Land For Sale

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## Land At Trevillies

St. Keyne, Liskeard | Guide Price £375,000 - £400,000



Approximately 45.64 acres of productive arable/pasture land and amenity woodland with mains water connected. Freehold with vacant possession upon completion.

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[mark.bunt@kivells.com](mailto:mark.bunt@kivells.com) | 01579 345543

## Land at Stoke Canon

Exeter, Devon | Offers in Excess of £375,000



A highly productive run of level arable and pastureland with livestock handling pens extending to just under 46 acres.

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[simon.alford@kivells.com](mailto:simon.alford@kivells.com) | 01392 252262



## **SHEDS TO LET AT TREWINCE BARTON, TREGOLLS, STITHIANS, TRURO TR3 7BX**

At Trewince Barton, two sheds have become available to rent with immediate effect. These are 139m<sup>2</sup> and 557m<sup>2</sup>. The whole site has a lockable access and is set in a secluded off road location.

Holsworthy Farms & Land Department  
[toby.theobald@kivells.com](mailto:toby.theobald@kivells.com)  
01409 253275

## **UNITS TO LET AT WREYS BARTON, STOWFORD, LEWDOWN, OKEHAMPTON, DEVON EX20 4BZ**

Four recently refurbished units available to rent with immediate effect. Each unit varies in size from 100m<sup>2</sup> squared up to 297m<sup>2</sup> with the prices varying in accordance.

All available units have electricity and the site has multiple security gates, including an electronic access gate, plus a private off road location.

### **UNIT DESCRIPTIONS**

Unit 1 – Former Workshop  
Concrete floor  
100m<sup>2</sup>  
**Rental: £400pcm LET**

Unit 2 – Middle Barn 2  
Concrete floor, Parking, High roof (5.6m to the eaves)  
107m<sup>2</sup>  
**Rental: £500pcm LET**

Unit 3 – Middle Barn 3  
Concrete floor, Parking  
123m<sup>2</sup>  
**Rental: £650pcm LET**

Unit 4 – Former Cubicle shed  
Concrete floor, Parking  
297m<sup>2</sup>  
**Rental: £1,000pcm**

Holsworthy Farms & Land Department  
[toby.theobald@kivells.com](mailto:toby.theobald@kivells.com)  
01409 253275



# Land for Auction

## Wednesday 18th February, 7.00pm

Venue: Lifton Strawberry Fields, Lifton, Devon PL16 0DE

# KIVELLS

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### Land at Coombe

St. Breward, Bodmin | Auction Guide Price £50,000 - £55,000  
For sale by public auction - Wednesday 18th February



Approximately 4.15 acres of pasture and woodland coppice accessible off a quiet parish road with stream frontage on the northern boundary and a useful farm building.

Liskeard Farms & Land Agency  
mark.bunt@kivells.com | 01579 345543

### Collecotts Field

Jacobstowe, Okehampton | Auction Guide Price £25,000 - £30,000  
For sale by public auction - Wednesday 18th February



An attractive level paddock of approximately 2.19 acres with a small timber and corrugated sheet building in an accessible location, not far from Hatherleigh.

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Farms@kivells.com | 01409 259547

### Land at Lower Metherell

Callington | Auction Guide Price £75,000  
For sale by public auction - Wednesday 18th February



Just under 3½ acres of gently sloping pasture with a small range of buildings suitable for equestrian purposes.

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Farms@kivells.com | 01409 259547

### Land at Pipswell Cross

Morwenstow, Bude | Auction Guide Price £275,000  
For sale by public auction - Wednesday 18th February



Just under 35 acres of productive pasture and arable ground with road frontage and access and rar reaching views.

Holsworthy Farms & Land Agency  
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## Previous Auction Results - Wednesday 10th December

### Woodland at Dolton

Winkleigh | Auction Guide Price £85,000  
SOLD: £91,000



Mature mixed broadleaf woodland situated in a highly accessible location and bordered by a small water course. In all about 11.35 acres.

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### 77 Elmfield Crescent

Exmouth | Auction Guide Price £205,000  
SOLD: £225,000



A detached two bedroom bungalow in a sought-after location with a large garden, in need of complete renovation. No onward chain.

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# Farms Sale Agreed

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## Keymelford Farm Buildings & Land Keymelford, Colebrook, Crediton, Devon



**Lot 1** - Agricultural buildings and yard area with land surrounding extending to 0.41 acres.  
**Guide Price: £150,000**

**Lot 2** - Agricultural building with concrete pad and land surrounding extending to 0.41 acres.  
**Guide Price: £135,000**

**Lot 3** - A small grassland area extending to approximately 0.14 acres. **Guide Price: £25,000**

Exeter Farms & Land Agency  
exeter@kivells.com | 01392 252262

## Tor Court Farm Torbryan, Newton Abbot



- Four bedroom, Grade II Listed farmhouse
- Stone barns and a modern agricultural building with potential for alternative uses (stp)
- A truly hidden gem located in a peaceful yet accessible location
- Stunning, well-maintained pasture, orchards and woodland
- In all approximately 67.43 acres (27.28 hectares)

**Guide Price: £1,210,000**

Exeter Farms & Land Department  
ian.caunter@kivells.com | 01392 252262

# Farms Sale Agreed

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**Sandenbury**  
Tregadillett, Launceston



- Smallholding in a lovely rural, yet accessible location
- Three bedroom bungalow (AOC) in need of modernising
- Range of pole barns
- Just over 40 acres of pasture land including some woodland
- A fantastic blank canvas

**Guide Price: £650,000**

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[farms@kivells.com](mailto:farms@kivells.com) | 01409 259547

**Higher Norley Farm**  
Northlew, Okehampton



- Just over 93 acres of productive pasture land
- A useful range of farm buildings including 96 cubicles, loose housing, fodder store and workshop
- Wonderful far reaching views to Dartmoor
- For sale by Private Treaty

**Guide Price: £1,100,000**

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# Farms Sale Agreed

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## Tregaminion Manor Farm Morvah, Pendeen, Penzance



- Idyllic coastal setting
- Ring fenced farm in an Area of Outstanding Natural Beauty
- Multiple dwellings for income generation or multi-generational living
- Period farmhouse and two cottages
- Range of modern and traditional farm buildings
- Development opportunities with some planning consent in place
- In all some 118 acres
- EPC C, G & G.

**Guide Price: £2,500,000**

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farms@kivells.com | 01409 259547

## Trelissick Farm Sithney, Helston



In a beautiful sheltered setting, an 85 acre stock farm. For sale as a whole or in the following lots.

**LOT 1:** Farmhouse, range of modern livestock and storage buildings, traditional stone barns (some with planning for residential development), set in just over 28 acres of land. EPC: E. **Guide Price: £1,300,000**

**LOT 2:** A super run of gently sloping pasture land extending to some 43½ acres. **Guide Price: £375,000**

**LOT 3:** Just over 14 acres and a former waterworks building with planning in principal for a dwelling. **Guide Price: £290,000**

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# Farms Sale Agreed

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## Sensham Farm Marhamchurch, Bude



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Kivells. The sign that sells!  
**SALE AGREED**

- Substantial modern farmhouse and separate first floor flat, both in need of modernisation
- Range of adaptable farm buildings with stabling
- Set in some 57 acres
- Not far from the North Cornish coast
- EPCs: D and F

**Guide Price: £1,600,000**

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## Pinelands Farm Highampton, Beaworthy



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**SALE AGREED**

- Charming lifestyle farm with a three bedroom, newly renovated and extended bungalow
- Superb range of traditional and modern outbuildings
- Productive pasture with pockets of woodland extending to just over 56 acres
- Secluded yet convenient location
- EPC: D

**Guide Price: £845,000**

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# Land Sale Agreed

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## Land at Bealbury Farm

St. Mellion, Saltash | Guide Price £485,000



Just under 40 acres of productive arable and pasture land, gently sloping and free draining situated in a very accessible location.

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farms@kivells.com | 01409 259547

## Land at Four Beeches Farm

Sourton, Okehampton | Guide Price £224,000



Approximately 26.25 acres of productive pasture land with easy access to the A386 and lovely rural views over Dartmoor. Suitable for amenity, equestrian and traditional farming.

Exeter Farms & Land Department  
exeter@kivells.com | 01392 252262

## Land at Viverdon Down

St. Mellion, Saltash | Guide Price £465,000



Just under 45 acres of productive pasture land in a very accessible location with lovely far reaching views.

Holsworthy Farms & Land Agency  
farms@kivells.com | 01409 259547

## Land at Chudleighs Barn Holding

Liskeard | Guide Price £100,000 - £125,000



Approximately 20.19 acres of pasture and amenity land with pretty stream frontage and some woodland included.

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mark.bunt@kivells.com | 01579 345543

## Land at Upton Farm (Lot 1)

Delabole | Guide Price £500,000



Approx. 39.59 acres comprising a ring fence block of level or very gently sloping land currently in arable and temporary pastures contained in large, easy working, enclosures.

Liskeard Farms & Land Department  
mark.bunt@kivells.com | 01579 345543

## Land at Upton Farm (Lot 2)

Delabole | Guide Price £1,105,000



Approx. 88.25 acres comprising a block of level or very gently sloping land currently in arable and temporary pastures, mostly contained in large, easy working, enclosures.

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# Land Sale Agreed

# KIVELLS

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## Land off Blackacre Lane

St Columb | Guide Price £150,000 - £155,000



Approx 12.87 acres comprising a single enclosure of gently sloping land currently in a temporary ley, although in recent years has been used for arable and vegetable growing purposes.

Liskeard Farms & Land Agency  
mark.bunt@kivells.com | 01579 345543

## Land at St. Issey (LOT 1)

Wadebridge | Guide Price £470,000



Extending to a total of 39.74 acres, lot one comprises a productive block of Grade 3 pasture land, divided into five enclosures.

Exeter Farms & Land Agency  
exeter@kivells.com | 01392 252262

## Land at St. Issey (LOT 2)

Wadebridge | Guide Price £450,000



A productive block of farmland totalling 38.87 acres, contained within a ring fence of six enclosures. The land is all down to pasture and is being utilised for livestock grazing.

Exeter Farms & Land Agency  
exeter@kivells.com | 01392 252262